

Lynne Marcus
Lynne Marcus Garden Design
19 Vallance Road
London
N22 7UD

Application Ref: **2016/3315/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

10 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
48 Well Walk
London
NW3 1BT

Proposal:
Re-surfacing of driveway to front of residential property (C3).
Drawing Nos: 916021_50; 48WW/2; Site Location Plan; Arboricultural Survey and Report dated 05/09/16; Email dated 30 June 2016

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the



following approved plans: 916021_50; 48WW/2; Site Location Plan; Arboricultural Survey and Report dated 05/09/16; Email dated 30 June 2016

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed driveway resurfacing is considered to be appropriate in terms of location, scale, materials and design for the property and will not harm the character and appearance of streetscene or the Hampstead Conservation Area. The development would replace existing, degraded concrete hardstandings with high quality Yorkstone setts and bounded resin gravel, enhancing the visual appearance of the front of the property as well as improving access by removing trip hazards. The development would not lead to an increase in the area of hard surfacing nor a reduction in the front garden area. The submitted Arboricultural Report has confirmed that the development can be implemented without causing damage to any of the adjacent mature trees.

The development would not result in loss of daylight, outlook or privacy to any neighbouring occupier. The proposed development would similarly not cause an unacceptable sense of enclosure for any neighbouring occupier.

The site's planning history has been taken into account when coming to this decision. No objections/comments have been received in relation to the application. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Hampstead Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

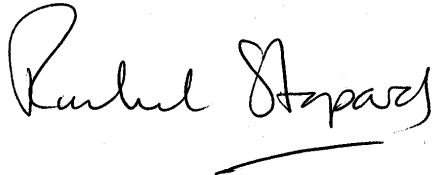
As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities